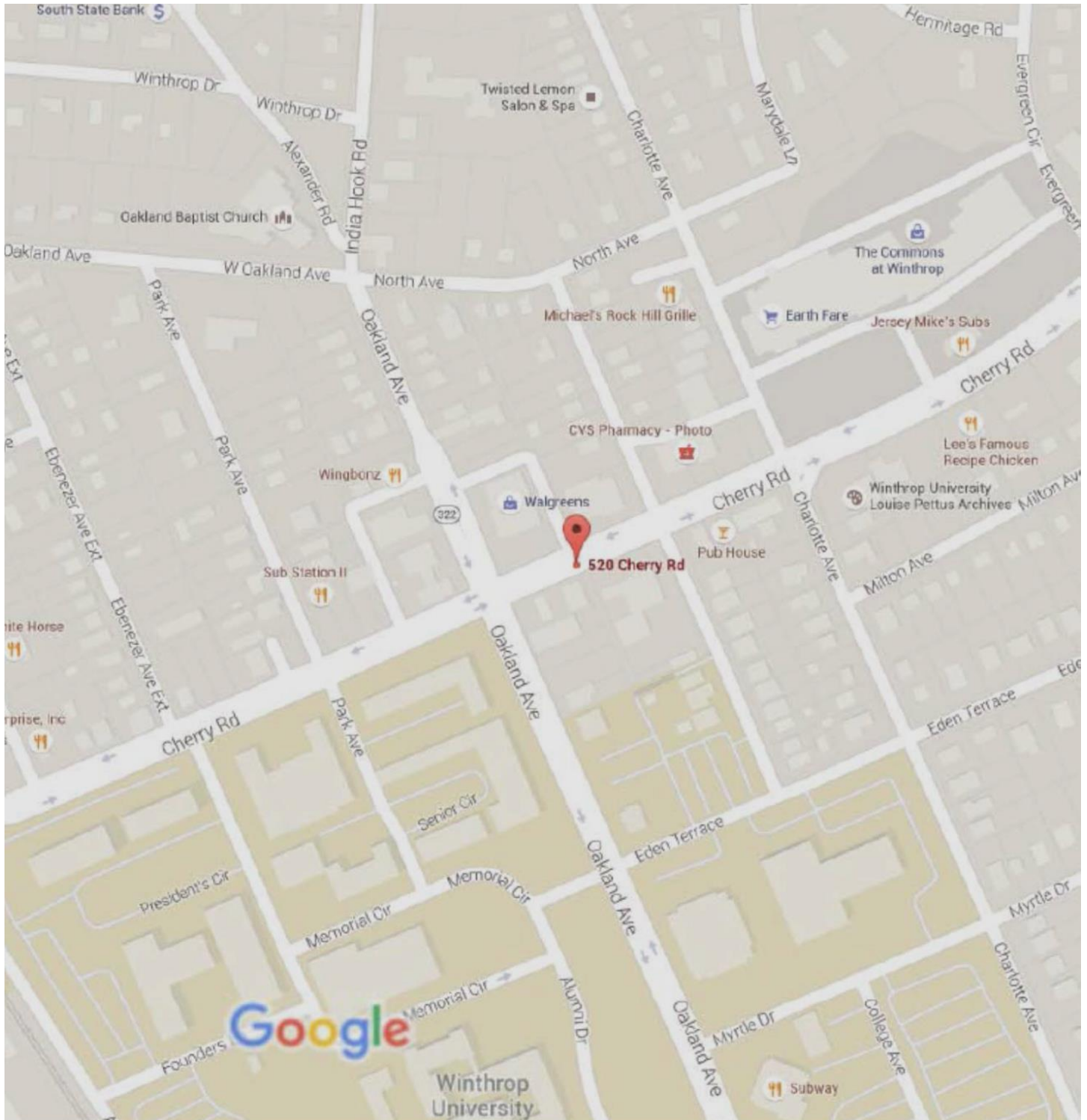


The subject property contains 1.2779± acres (55,665± square feet) and is located at 520 Cherry Road, Rock Hill, South Carolina. The building improvements consist of a brick building (14,882 useable square feet) with two components. The main building is two stories with offices and storage on the first floor and storage on the second floor. The second component is a single story staging area with two 12 foot overhead doors (front and rear). The second structure is a steel warehouse building (5,950 square feet) with brick wainscot on two sides. This building is clear spanned with no interior columns. Wood framed office areas separate two sides of this warehouse. The subject is identified as York County Tax Map No. 629-01-07-007 and 629-07-07-008. The subject property is zoned Office/Institutional (OI) by the City of Rock Hill. Public electricity, telephone, cable, water, sewer and natural gas are available to the subject site.





Front of Building from Cherry Road



East Side from College Avenue



Steel Building in Rear from College Avenue



West Side of Main Building, Front of Staging Area and Front of Steel Building from Alley



West Side of Staging Building from Alleyway



West Side of Steel Warehouse from Alleyway



Typical Interior Finish of Renovated Offices in the Main Building First Floor



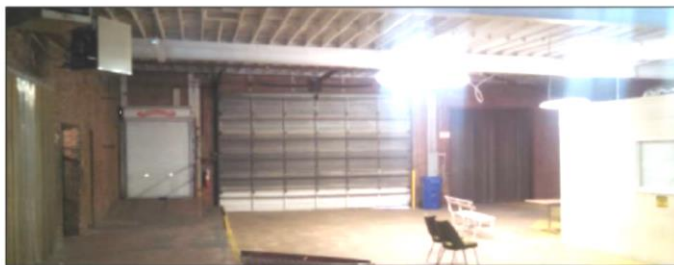
Typical Interior Finish of Non-renovated Areas in the Main Building First Floor



Second Floor Main Building



Interior of Staging Area



Interior of Staging Area



Interior of Steel Warehouse